



## **Fuel Burning Appliances**

### **Prohibited Locations**

Please note code requirements concerning fuel burning appliances and their prohibited locations. Section 303 of the 2000 International Mechanical code states that fuel burning appliances shall not be located in the following locations:

1. Sleeping Rooms
2. Bathrooms
3. Toilet Rooms
4. Storage Closets
5. Surgical Rooms

Bathrooms would also include any room where there maybe showers, Hot Tubs, Whirlpools Etc.

This would include new construction, remodel and replacement.

### **Plumbing and Mechanical Contractors:**

Please be sure you have the address properly displayed, which can be seen from the street so the inspector gets the right property. This will help to improve response time on performing timely inspections. There also have been some problems with providing access to the inspector. If a ladder is required to get down into the basement, up into the attic, or on the roof, the contractor is to provide this access. If a furnace is replaced and the inspector believes there may be a question with the venting of the appliance, or a plumber replaces a water heater and questions the integrity of the flue in the attic, then the contractor shall provide that access.

Thanks for your attention on these matters.

Starting early 2006, we will be reviewing the 2006 codes for our next adoption. If you have any interest in working with others in a review process, please contact me and I will keep you informed via e-mail.

Dan Leidy, Construction Inspection Supervisor, Plumbing & Mechanical

# SIGNS

As the Sign Supervisor for the City of Wichita, I would like to revisit a concern from 2005 to start 2006 off with less of a concern for Sign construction and installation at new or existing construction sites. I inserted this article in Cinch once before but think it is important enough to repeat it again for ours as well as your benefit. The cost and inconvenience encountered by everyone merits (I believe) a re-run of my previous article.

Therefore, as previously published, in the past year there have been several incidents where licensed Building Contractors have built Sign Bases and installed Commercial Signage on those bases and/or Commercial buildings without appropriate Sign Installers Licenses or Sign installation permits. Commercial plans are stamped with notification that approval of building plans does not approve signage provisions. The following excerpts from the Sign Code (Chapter 24) provide some basic information and background pertaining to Sign Code requirements. Sign bases may be built by building contractors provided the footing and foundations are inspected as usual but no installation of signage is allowed until a Sign Permit is applied for by a licensed sign contractor and approved by the Office of Central Inspection for installation on monument, pole or building applications.

## **24.04.050 Permits required.**

Except as otherwise provided in this chapter, it is unlawful for any person to place, locate, erect, construct, reconstruct, remodel, relocate, alter, hang, affix or create by painting, a sign within the city without first obtaining a permit from the superintendent of central inspection who shall issue permits for the following:

(a) Permanent Sign Permit. This permit shall be required for all new permanent signs erected, constructed, reconstructed, remodeled, relocated, altered, hung, affixed or created by painting, or for signs altered to increase the height or area. A permanent sign permit shall not have an expiration date.

## **24.04.060 Permit application and issuance.**

(a) Application for permits shall be made to the superintendent of central inspection upon forms provided by the city and shall be accompanied by such information as may be required to assure compliance with all appropriate regulations. This may include drawings indicating the sign legend or advertising message, location, dimensions, construction and structural design. If the superintendent of central inspection deems it necessary, he may also require that a licensed engineer furnish information concerning structural design of the sign and the proposed attachments.

(b) The superintendent of central inspection shall issue a permit for a sign when an application therefore has been made and the sign complies with all applicable regulations of the City.

(d) Only licensed and bonded sign hangers may place, locate, erect, construct, reconstruct, remodel, relocate, alter, hang, affix or create by painting any sign requiring a permit.

**Randy Sparkman, *Zoning, License & Sign Supervisor***

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## **Storm Water**

During the past year, Storm Water has been steadily concentrating on updating the impervious areas on all new construction and the remodeling of existing buildings. In doing so, we have requested that all plans submitted to OCI's plan review also include the total number of impervious area on the property. Impervious area means the number of ft<sup>2</sup> of hard surface areas which either prevent or retard the entry of water into soil mantle, as it entered under natural conditions as undisturbed property, and/or causes water to run off the surface in greater quantities or at an increased rate of flow from that present under natural conditions as undisturbed property, including, but not limited to, roofs, roof extensions, patios, porches, driveways, sidewalks, pavement, athletic courts, and compacted dirt or graveled areas.

## **Accessible Parking Standards Change To “Universal Design” Effective January 1, 2006**

This is another reminder that effective on or after January 1, 2006 for building permits reviewed and issued for new construction projects/development that require or provide new parking; new, expanded or reconstructed parking lots; or parking lots that are being re-striped as part of a building permit, all accessible parking spaces shall be designed and installed in accordance with the “Universal Parking Design” standards of Appendix A4.6.3 of the Americans with Disabilities Act Accessibilities Guidelines, as amended.

The above statement is a local amendment (18.05.825 of the City Code) adopted in May 2005 and applies to development within the boundaries of the City of Wichita.

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### **Existing Buildings Rehab Code**

OCI has completed its review of the Wichita Existing Buildings Rehabilitation and Change of Use Code. The purpose of this locally developed code (originally adopted in April 2001) is to remove barriers to adaptive re-use of older buildings, and to encourage the practical continued use or re-use of existing buildings and structures. The proposed amendment/update ordinance was presented to the Board of Code Standards and Appeals (BCSA) on December 5, 2005, and will presented to the BCSA for final review and recommendation to City Council at their February 6, 2006 meeting. The amendment/update proposal has been and will continue to be presented to affected industry groups before final presentation to the City Council.

Copies of the **PROPOSED** amendment/update packages and draft ordinance THAT have been provided to industry groups and to the BCSA may be viewed at the Office of Central Inspection web site, <http://wichita.gov/CityOffices/OCI/CentralInspectionDocs.htm>. Comments may be submitted to Kurt Schroeder or Paul Hays.

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### **OCI “E-PERMITS” Exceeds Expectations**

“E-Permits”, OCI’s new Internet construction permitting and inspection scheduling service for Wichita-licensed contractors, has greatly exceeded expectations during its first year of operation. The official rollout date for “E-Permits” was February 4, 2005. Since rollout (through December 16, 2005), over 3,500 building and trade construction permits have been processed through “E-Permits”, and about 31,000 of 80,000 contractor-scheduled construction permit inspections (nearly 40%) have been scheduled via “E-Permits”. “E-Permits” is also saving staff time on permit processing. Generally, “E-Permits” are being reviewed and issued within 2-4 business hours of contractor permit application submittal.

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### **OCI to Hire Building Construction Inspection Supervisor**

As many of you know or may have heard, Ray Sledge, OCI’s Building Construction Inspection Supervisor for the past 15+ years, has retired from the City of Wichita effective, December 30, 2005. We in the city organization, and especially within OCI, greatly appreciate Ray’s service to Wichita, to citizens and consumers, and to the building industry. Thanks, Ray, for a job very well done.

OCI has initiated a search for Ray’s replacement, both inside and outside of City Hall. OCI hopes to have a list of excellent and eligible candidates reviewed and identified by mid-late January 2006. One or two interview and assessment panels will be assembled to help select the best candidate to fill the Building Construction Inspection Supervisor position. The panel/panels will include at least one representative from the private sector.

# Historic Structures

Checklist for projects involving listed historic structures or those located within an environs area.

Historic Preservation Board action required on the following (Major Review):

- Projects that involve changes to the outside appearance of a listed historic structure. Examples include, but not limited to, porch or deck replacement, changes in exterior finish materials and changes to window openings.
- Changes to the outside appearance to a structure located within an environs area (see examples noted above).
- Site improvements or modifications located within an environs area.
- Building additions to either a listed historic structure or those located within an environs area.

Historic Preservation Board action not required on the following (Minor Review—\*review by authorized staff).

- Projects that involve minor modifications to the outside of a listed historic structure. Typically, the modification to the exterior of the structure would result in the repair or replacement with “like with like” materials. Examples include, but not limited to, roof repairs/replacements, porch decking repairs and wood siding repairs.
- Minor modifications to the outside of structures located within an environs area. Typically, the modification to the exterior of the structure would result in the repair or replacement with “like with like” materials (see examples noted above). In addition, the Minor Review process includes the approval or denial of artificial siding materials proposed for use on structures located within an environs area.

Environs Area is defined as any project located within the 500 ft environs ring around an individual property or a District listed in the State or National Register of Historic Places. The environs boundary is measured from property line to property line, not from building to building.

For further information or a copy of an application form, contact Kathy Morgan, Preservation Officer at 268-4421. Contractors can also obtain historic property or environs property location information by calling Kathy Morgan or by checking the City of Wichita website <http://gis.wichita.gov/website/GIS/G-map10/tablen.asp>.

\*Authorized staff: Kathy Morgan or Dale Miller, Planning Department or Mike Gable, Office of Central Inspection

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## Faxing Permits

Please remember that when you are faxing permit applications, all permit applications received between 8:00am and 12:00pm will be processed no later than 5:00pm that same day. Permit applications received between 1:00pm and 5:00pm will be processed no later than 12 noon the following day.

## 2005 National Electrical Code adopted

The City of Wichita has adopted the 2005 National Electrical Code as the standard with an **enforcement date of January 1, 2006 on permits issued after that date**. Here are the main changes that will affect most jobs or contractors.

**Arc-fault circuit interrupters** are now required as per the 2005 NEC on permits issued after January 1, 2006.

Overcurrent devices are not allowed in closets, so you can not add a circuit or subfeed an existing electrical panel in a closet.

Change the requirement for in-use weather proof covers (bubble covers) to **only be required on receptacles in wet locations that have a cord plugged in while unattended**.

Temporary services used during construction, remodeling or repair of buildings or structures shall have a minimum of one 125-volt 20-amp receptacle and one 125/250-volt 30-amp twist lock receptacle NEMA L14-30, and both shall be GFCI protected.

Concrete encased grounding electrodes are now required in the footing on ALL new buildings, residential or commercial. On most sites this will be an additional piece of rebar that is to be installed by the contractor that installs the rebar in the footing. (*example drawings are available at Central Inspection or on the internet at <http://wichita.gov/CityOffices/OCI/CentralInspectionDocs.htm>*). UL listed rebar to copper connectors will be needed. This grounding method is in addition to the ground rod.

The code now allows the circuit breaker to be used as the disconnect on appliances and motors (**but not A/C units**) as long as there is a breaker **padlock means permanently installed on the breaker**.

Receptacle outlets shall **not** be required on the wall directly behind a range or sink in the kitchen in residential.

Receptacles within 6 feet of laundry or utility sinks must be GFCI protected.

Receptacles in the bathrooms, that are required to be within 3 feet of the basin, are now allowed to be mounted in the front or side of the basin cabinet as long as it is not more than 12 inches below the countertop. This required receptacle cannot be located inside the cabinet or drawer. Also watch, as it is not allowed to be in the tub or shower space, so it cannot be on the side of the cabinet facing a tub that is immediately adjacent to the cabinet.

When NM cable is ran inside a raceway, such as down the wall of an unfinished basement, the raceway shall have a nonmetal bushing or adapter at the point where the cable enters the raceway.

Protection strips of 1/16 in steel or EMT are required to protect NM cable ran parallel to furring strips. This is required from the box full distance along the furring strip to the ceiling.

Usage of aluminum wire on residential restricted to 100 ampere rated wire or larger. ***The City will allow all contractors 3 months time to comply so this will be enforced on permits issued starting April 1, 2006.*** (This restriction has been on commercial for over 25 years.) Wiring rated 200 ampere or less shall be copper on, in or to mobile homes.

Damp and wet locations is no longer defined as outside, so if you have an inside location where they hose down the floor you will need weather proof covers on the 15 and 20 ampere receptacles.

Cord and plug connected vending machines are required to be GFCI protected whether they are installed indoors or outside.

The circuit directory, in a panel or switchboard, must clearly identify the specific purpose or use of each circuit and must be distinguished from all other circuits. (examples: *master and east bedroom or lights in living, dining and kitchen or bsmt rec room*).

If the power has been disconnected for 6 months or more a permit is required to obtain an inspection before the service is released.

The electrical contractors permanent license number, which is your contractor number preceded by an E (example E1234), must be displayed on company service vehicles. This number must be affixed to

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both sides of each vehicle, in a conspicuous place, either by paint of a contrasting color or by the use of permanent or magnetic decals. This number must be a minimum of two inches high with a one-half-inch-wide stroke per character. ***The City will allow all electrical contractors 3 months time to comply so this will be enforced starting April 1, 2006.***)

Tom Kerschen, Construction Inspection Supervisor Electrical/Elevator Section



**THE CITY OF WICHITA**  
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